

SURVEYOR'S NOTES

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE WOULD SHOW. THERE MAY BE STRUCTURES OR IMPROVEMENTS LOCATED ON THIS TRACT WHICH ARE NOT SHOWN HEREON.

NARRATIVE

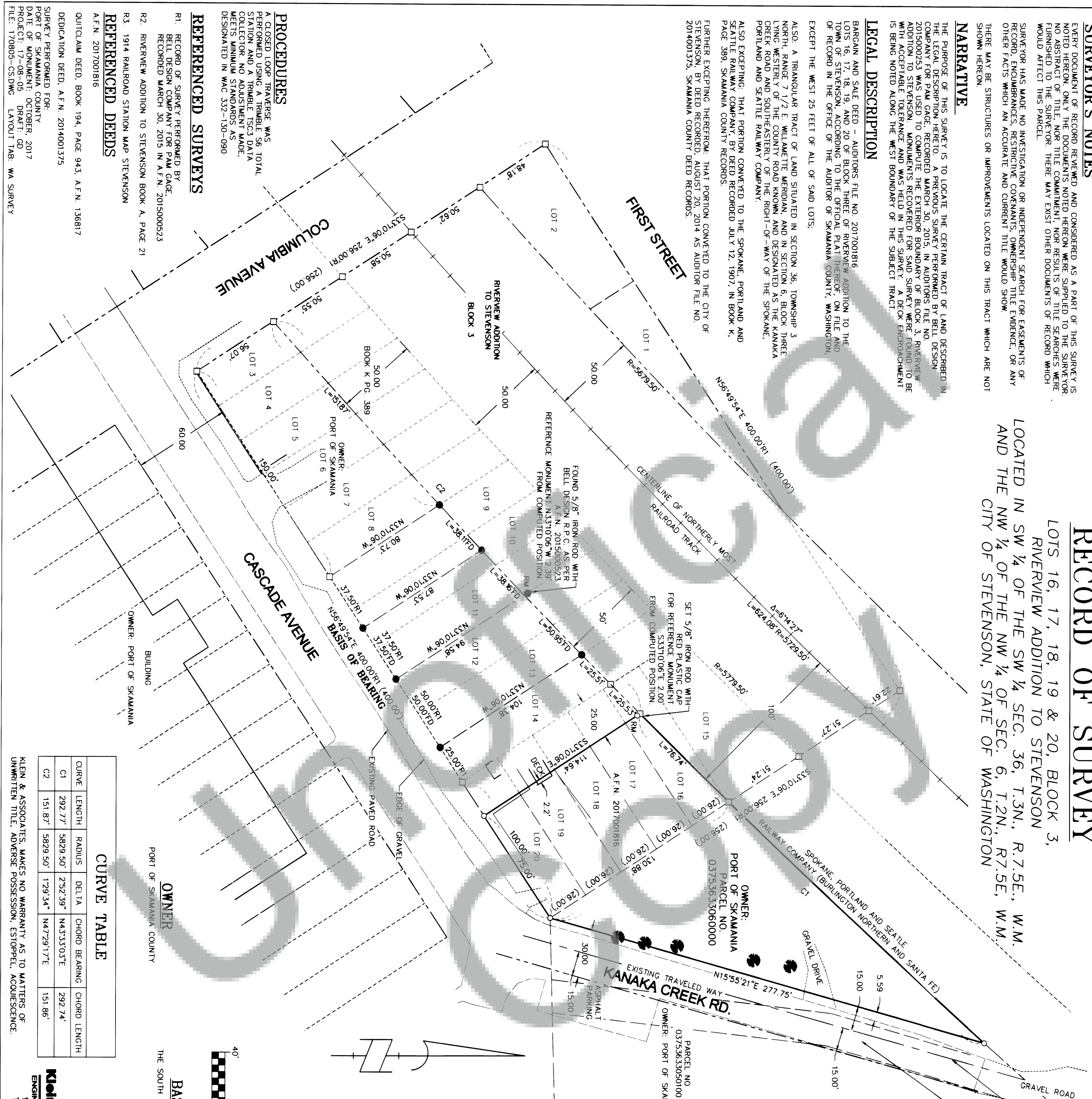
THE PURPOSE OF THIS SURVEY IS TO LOCATE THE CERTAIN TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION HEREIN. A PREVIOUS SURVEY PERFORMED BY BELL DESIGN COMPANY FOR PAM GAGE, RECORDED MARCH 30, 2015, IN AUDITOR'S FILE NO. 2015000523, WAS USED TO COMPUTE THE EXTERIOR BOUNDARY OF BLOCK 3, RIVERVIEW ADDITION TO STEVENSON. MONUMENTS RECOVERED FOR SAID SURVEY WERE FOUND TO BE WITH ACCEPTABLE TOLERANCE AND WAS HELD IN THIS SURVEY. A DECK ENCROACHMENT IS BEING NOTED ALONG THE WEST BOUNDARY OF THE SUBJECT TRACT.

LEGAL DESCRIPTION

BARGAIN AND SALE DEED - AUDITOR'S FILE NO. 2017001816
LOTS 16, 17, 18, 19, AND 20 OF BLOCK THREE OF RIVERVIEW ADDITION TO THE TOWN OF STEVENSON, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE AUDITOR OF SKAMANIA COUNTY, WASHINGTON, EXCEPT THE WEST 25 FEET OF ALL OF SAID LOTS.
ALSO: A TRIANGULAR TRACT OF LAND SITUATED IN SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 1/2 E, WILLAMETTE MERIDIAN, AND IN SECTION 6, BLOCK THREE LING WESTERLY OF THE COUNTY ROAD KNOWN AND DESIGNATED AS THE KANAKA CREEK ROAD, AND SOUTHEASTERLY OF THE RIGHT-OF-WAY OF THE SPOKANE, PORTLAND AND SEATTLE RAILWAY COMPANY.
ALSO EXCEPTING: THAT PORTION CONVEYED TO THE SPOKANE, PORTLAND AND SEATTLE RAILWAY COMPANY, BY DEED RECORDED JULY 12, 1907, IN BOOK K, PAGE 389, SKAMANIA COUNTY RECORDS.
FURTHER EXCEPTING THEREFROM: THAT PORTION CONVEYED TO THE CITY OF STEVENSON, BY DEED RECORDED, AUGUST 20, 2014 AS AUDITOR FILE NO. 2014001375, SKAMANIA COUNTY DEED RECORDS.

RECORD OF SURVEY

LOTS 16, 17, 18, 19 & 20, BLOCK 3,
RIVERVIEW ADDITION TO STEVENSON
LOCATED IN SW 1/4 OF THE SW 1/4 SEC. 36, T.3N., R.7.5E., W.M.
AND THE NW 1/4 OF THE NW 1/4 OF SEC. 6, T.2N., R.7.5E., W.M.
CITY OF STEVENSON, STATE OF WASHINGTON



APPROXIMATE LOCATION OF OLD KANAKA CREEK ROAD AS SHOWN ON RAILROAD STATION MAP, ALONG WITH BONAVENTURE POWER ADMINISTRATION TOPOGRAPHIC MAP. ADJACENT DEED REFERS TO KANAKA CREEK ROAD AS A COUNTY ROAD. SKAMANIA COUNTY DOES NOT RECOGNIZE SAID ROAD, AS A COUNTY ROAD NOR DO THEY HAVE ANY INFORMATION ON SAID ROAD. THE LOCATION OF SAID ROAD ALSO HAS NO INFORMATION ASSOCIATED WITH IT. THE LOCATION OF KANAKA CREEK ROAD WAS DIGITIZED FROM RAILROAD STATION MAP AND IS SHOWN FOR GRAPHICAL PURPOSES ONLY.

LEGEND

- SET 5/8" x 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA 0R59002 WA 42690)
- FOUND MONUMENT AS PER BELL DESIGN RECORDED IN A.F.N. 2015000523
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.P.C. RED PLASTIC CAP
- A.F.N. AUDITOR'S FILE NUMBER
- RI RECORD DATA PER RECORD OF SURVEY NO. (256.00')
- FD FOUND DATA
- PLAT DISTANCE PER RIVERVIEW ADDITION TO STEVENSON
- ORIGINAL LOT LINE PER RIVERVIEW ADDITION TO STEVENSON
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- TREE

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PORT OF SKAMANIA COUNTY, OCTOBER 12, 2017.

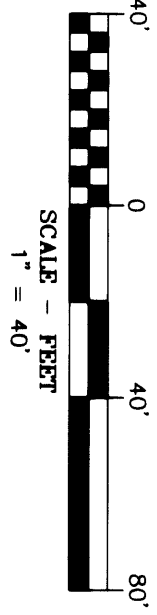
AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 30th DAY OF October, 2017 IN BOOK 36 OF SURVEY'S PAGE 36 AT THE REQUEST OF JAMES M. KLEIN, REGISTERED LAND SURVEYOR, NO. 42690. AUDITOR'S FILE NO. 2017001816

James M. Klein, 10/26/2017
DEPUTY AUDITOR DATE

BASIS OF BEARINGS

THE SOUTH LINE OF BLOCK 3, RIVERVIEW ADDITION



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	292.77'	5829.50'	2°52'39"	N43°33'03"E	292.74'
C2	151.87'	5829.50'	1°29'34"	N47°29'17"E	151.86'

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

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SHEET 1 OF 1	1/4 SEC	T. 3N.	R. 7.5E.
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